

# Hunting Lease Agreement

## 1. Parties

This **Hunting Lease Agreement** (shall be referred as "**Agreement**" hereinafter) has been signed by and between the parties below;

**The "Landlord"**

**The "Lessee"**

**WHEREAS** the Landlord is the owner of the Property described below and intends to lease the Property exclusively for the purpose of hunting, in compliance with the applicable laws and regulations of

\_\_\_\_\_ ,

**WHEREAS** the Lessee is a hunter, aims to lease a property to where he/she can carry out hunting activities and organize group activities,

**NOW THEREFORE**, in consideration of the premises and mutual covenants, the Parties hereto agree as follows;

## 2. Description of the Property

The Landlord hereby agrees to lease and gives the exclusive right to hunt on the property to Lessee, located

at \_\_\_\_\_

\_\_\_\_\_ (the "**Leased Property**").

The Leased Property includes all the land, structures, and improvements contained. The Lessee agrees to comply with all laws and regulations governing the use of the Leased Property and to respect the rights of any adjacent landowners.

### 3. Term and Termination

This Agreement shall commence on \_\_\_\_\_ and shall terminate on \_\_\_\_\_. The Parties may terminate the Agreement with a written contract at any time by deciding the terms and conditions of the termination.

If the Lessee fails to comply with any material term or condition of this Agreement or violates any applicable laws, rules, or regulations related to hunting or wildlife conservation, the Landlord may terminate this Agreement immediately upon written notice.

Upon the termination of this Agreement, the lessee shall surrender the leased property to the lessor in the same condition as received, ordinary wear and tear excepted. The lessee shall remove all personal property and debris from the leased property.

The termination of this Agreement shall not affect any rights or obligations of the parties that have accrued prior to the termination date, including but not limited to, the Lessee's obligation to pay rent and the lessor's right to recover damages for any breach of this Agreement.

### 4. Rent and Payment

The Lessee agrees to pay the Landlord a total rent of \_\_\_\_\_ for the term of this Agreement. Payment shall be made in full before \_\_\_\_\_. All payments under this Agreement, including rent and any required additional payments shall be made by \_\_\_\_\_.

Failure to make payment by the due date will result in a late fee of \_\_\_\_\_ or \_\_\_\_\_ percent of the total rent, whichever is greater. Also, the Landlord may rescind the Agreement in case of failure to make the payment.

The Landlord agrees to promptly notify the Lessor of any change in address or payment method. The Lessor acknowledges that the rent paid hereunder is for the right to hunt on the leased property only and does not include any other services or amenities.

In cases where the Agreement is terminated by Landlord for just cause, the balance of the rent is refunded according to the usage rate. In this case, Landlord's right to compensation is reserved.

#### **4. Hunting Restrictions**

The Lessee agrees to abide by all federal, state, and local hunting laws and regulations while hunting on the Leased Property. In the event of a collective organization, it is Lessee's responsibility to ensure that each participant also abides by these rules.

The Lessee agrees not to engage in any hunting activities that are dangerous, destructive, or disruptive to the leased property, such as hunting from a vehicle, hunting with the aid of artificial light or night vision devices; using traps, snares, or poisons; shooting firearms or arrows in a careless or reckless manner; engaging in any activity that may damage or disturb the natural environment or wildlife on the Leased Property.

#### **5. Liability**

The Lessee acknowledges that hunting is a dangerous activity and assumes all risks and liability associated with hunting on the Leased Property. The Landlord shall not be liable for any injury, death, or property damage that may occur to the Lessee, any member of the Lessee's organizations, or any other person hunting on the leased property.

The Lessee agrees to indemnify and hold harmless the Lessor, its agents, and employees, from and against any and all claims, damages, liabilities, costs, and expenses, including reasonable attorney fees, arising from or in connection with the Lessee's use of the Leased Property.

The Lessee agrees to comply with all applicable laws, regulations, and ordinances pertaining to hunting and the use of firearms, and shall be solely responsible for obtaining all necessary permits and licenses.

#### **6. Access to Property**

The Lessor shall retain the right to access the Leased Property at any time for any lawful purpose, including but not limited to conducting maintenance, repairs, or inspections. However, the main purpose of this lease is hunting and the tenant cannot use the property for any commercial purpose other than hunting.

The Lessee shall cooperate with the Landlord in providing access to the leased property as reasonably requested. The Lessee acknowledges that the leased property may be subject to easements, covenants, or other rights held by third parties, and that the Lessee shall not interfere with the exercise of such rights. The Lessee shall not grant permission for any other person to access or use the leased property without the express written consent of the Landlord.

## 7. Maintenance

The Lessee shall be responsible for maintaining the leased property in a clean, safe, and orderly condition. The Lessee shall promptly report any damage to the leased property to the Lessor and shall make all reasonable efforts to prevent further damage. The Lessee shall not engage in any activity that may damage or disrupt the natural environment or wildlife on the leased property. The Lessee shall not make any alterations or improvements to the leased property without the express written consent of the Landlord.

## 8. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the state where the Leased Property is located.

The parties hereby consent to the exclusive jurisdiction of the state and federal courts located in the county where the Leased Property is located for any legal proceedings arising out of or relating to this Agreement.

**The Landlord**

**The Lessee**

**Date**

**Date**

**Signature**

**Signature**

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